

VILLAGE OF KEY BISCAYNE
88 W. MCINTYRE STREET
KEY BISCAYNE, FL 33149

EAR SUBCOMMITTEE MEETING
BUILDING, ZONING, AND PLANNING DEPARTMENT
88 W. MCINTYRE STREET
KEY BISCAYNE, FL 33149

AGENDA

MAY 29, 2007, 12:00 P.M.

1. Attendance
2. Minutes: May 25, 2007
3. EAR Recreation and Concurrency Plan - the following was approved at the May 25, 2007 meeting
4. Public Comments
5. Next Meeting Date:
6. Adjournment

May 25, 2007 Minutes

1. The meeting was called to order at 12:15 p.m.
2. Attendance was recorded by Staff.
3. The minutes were amended as reflected in the hand written notes in the BZP Director's binder.
4. After extensive discussion, the subcommittee approved the EAR Recreation and Open Space Concurrency Plan as indicated below (THE FIRST SECTION IS NEW, WORDS IN CAPS ARE ADDITIONS TO THE PLAN MADE BY STAFF AND SUGGESTED BY HENNY AND FRANK OVER THE WEEKEND)

THIS SECTION IS NEW

EAR CONCURRENCY COMPLIANCE PLAN

FOR RECREATION AND OPEN SPACE

GUIDING PRINCIPLES

1. Our particular deficiencies lie in active recreation and ball fields and neighborhood passive parks, particularly with Bay view and emphasizing a Bay-oriented natural resource experience. The Village Council will adopt a 1 year Annual Plan and a 5 Year Capital Improvement Plan that is financially feasible to solve the LOS shortfall.
2. Just as our needs are specific, our concurrency management plan is correspondingly specific. As a first priority, we require facilities that address ball fields and Bay-oriented open space either through view corridors, pathways, leased land, or land acquisition.
3. We do not achieve our goals merely by counting generic acreage that does not address ball fields and passive parks. Our proper stewardship requires that we not dodge our self-defined standards by contriving a “find acreage” lip-service solution to the LOS shortfall. Every Council since incorporation has held fast to our stated goals. Prior to incorporation a “find acres” approach enabled a DRI approval that worsened an already existing deficiency and that substantially limited later solutions. We will not adopt that approach for mere technical compliance. Rather, we will address the LOS standard as we have defined it.
4. Ball fields are the greatest challenge due to the large contiguous area required and possible impacts on neighbors. To the extent we successfully address that particular deficiency, we have greater flexibility in addressing other needs, immediately and over time.
5. Assuming and subject to implementation of the Calusa Park Plan, described below, it is appropriate to count for LOS compliance certain additional lands within the Village, as identified below. This is because we will have addressed our most difficult goal in a best-outcome manner, which will impart more flexibility and better prospects for implementing the balance of the Concurrency Management Plan.

WORKING ASSUMPTIONS

1. Our public recreation and open space needs have been identified specifically – for many years - in terms of active recreation and playing fields, and local passive parks, including Bay frontage.
2. Merely counting new acreage or reducing the LOS would repudiate long-standing and often reaffirmed PRECOS goals, and constitute a public disservice.
3. A one year and five-year Capital Improvement Plan is the first priority, requiring immediate response. This should not displace long-term planning for fullest compliance with our specified deficiencies. The FY08 Village Budget should include funds to engage the services of environmental and recreation planners to develop a site plan and funding strategies for Calusa Park. With playing fields addressed, the remaining public recreation and open space goals can be addressed immediately and over time, with greater flexibility.
4. Absent debt cap relief through long-term borrowing, the current financing constraints, the pending property tax adjustments by the State Legislature and Governor, and the rejection of condemnation as an option to acquire land, land assemblage within the Village is extremely difficult and if it does occur, will not result in the Village meeting its concurrency requirement.

BELOW WAS APPROVED BY THE COMMITTEE-WORDS IN CAPS ARE NEW

Specific Actions to Meet Concurrency for Recreation and Open Space

- a. Calusa Park is to be renovated into active playing fields and connected through a Mangrove Path/Boardwalk to the Bay, Harbor Drive, and to the Tennis Stadium. If this is accomplished, the pressure to assemble large parcels of land for playing fields within the Village is relieved. The Village will continue to pursue active playing fields at Virginia Key, buy land in the Village, and/or lease land on a long term basis for recreation and open purposes. The Village should purchase land within the Village limits as consensual purchase and sale opportunities arise, to the extent the means to do so exist and if the acquisition possibilities would further our Parks, Recreation and Open Space goals as articulated in our Master Plan and Vision Plan.

b. The Village should extend the lease with St. Agnes Catholic Church and to provide for the general public's use of this facility.

c. The Village should enter into public/private partnerships which result in recreation and open space in such locations as The Presbyterian Church, St. Agnes Catholic Church, Eplanade and Gallereria Shopping Center. This effort will include zoning incentives.

d. The inventory of recreation and open space should include the :

| Location | Acreage |
|----------------------------|----------------|
| Calusa Park | 3.00 |
| Village Green | 9.50 |
| Key Biscayne k-8 | 2.02 |
| E. Enid Lake Park | 2.78 |
| Beach Park | 2.00 |
| Pocket Parks | 0.39 |
| Community Center | 1.95 |
| St. Agnes Field | 2.13 |
| Monaco Pools | 0.19 |
| Library Park | 1.17 |
| Hacienda Canal Pocket Park | 0.03 |
| TOTAL | 25.16 |

REQUIRED ACREAGE 27.90 (2.5 acres per 1000 people,
population estimate is 11,160)

DEFICIT - 2.73

The deficit will be met through one or a combination of the following: an Interlocal Agreement with the City of Miami and/or the County for recreation and open space land in Virginia Key, long term lease or purchase of land in the Village, developer contributions either land or money and/or land that is made available to the Village through public/private partnerships or donations.

Property at 530 Crandon Boulevard (.52 acre) and the proposed Mangrove Boardwalk in Calussa Park will be included in the inventory of recreation an open space lands.

e. Funding includes a \$7.0M Voluntary Contribution from the Sonesta Project, the FY07 funded line items of \$480,000 for playhing fields, and \$300,000 for recreational facilities. AMEND. STARTING IN FY 08, EACH BUDGET SHOULD INCLUDE \$1MILLIONS FOR RECREATION AND OPEN SPACE FACILITIES

AMEND TO INCLUDE

f. The FY08 budget should include a \$150,000 line item to engage the services of Environmental and Recreational Planners for the purpose of preparing a site plan for Calussa Park for Active Playing Fields. If this item receives favorable consideration at the June 12 Budget Workshop, the Village Manager should prepare an RFP and solicit proposals in July and August. In this manner, the Council can award a contract at the first meeting in October. The EAR Subcommittee will assist in this effort.

IMPLEMENTATION MONITORING

Prior to and after incorporation, the Village has identified recreation and open space as one of the highest priorities toward sustaining and improving the quality of life in our community. While the Village has been successful in adding additional recreation facilities, our EAR essentially recognizes that the Village has failed, for a variety of reasons, to achieve the standard of 3.5 acres per 1000 citizens. This conclusion is an observation due to the 3.24 acre deficit.